www.highpeak.gov.uk

High Peak Borough Council

working for our community

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Luigi Raimo
Luigi Motor Services
B.S. Mills Buxton Road
Newtown
New Mills
SK12 2PY

Application no. HPK/2012/0055

Registered on 09/02/2012

Determined on 23/03/2012

Agent P.D. O'Herlihy Property Consultants
P.O. Box 162
Marple
SK6 9BB

High Peak Borough Council hereby **PERMIT** this application for **FULL PLANNING PERMISSION** for

Retention of a new Gabion Bridge structure across the water course between B.S. Mills and land at rear of Swan Hotel at Swan Hotel Buxton Road New Mills

in accordance with the submitted application, details and accompanying plans listed below

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal which is acceptable in terms of visual amenity, green belt policy and highway safety.

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

……
Michael Green
Planning Applications Manager

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
TR5 - Access, parking and design

Notes to Applicant

* During a visit to the site, the Agency has indicated to the applicant/agent the likely maintenance requirements and that our prior written consent should have been applied for, under the Land Drainage Act 1991.

* The applicant should not carry out works on the watercourse which removes the margins of the banks or reprofiles the river structure. Such works cause damage to the ecology value of the watercourse and the surrounding environment.

* The applicant is encouraged to employ a tree specialist to look at the impact of the structure on the tree on the left bank which has gabions sitting on its root structure. Remedial works to prevent the tree from being harmed should be undertaken as advised.

* The site as a whole contains Japanese Knotweed. Whilst not impacting on the specific development area the Agency would encourage the applicant to investigate opportunities to remove this invasive species before it gets well established.

Plans

The plans to which this Notice refers are listed below:

Location Plan
SKA 01

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

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Michael Green
Planning Applications Manager

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The permission is granted in strict accordance with the approved plans. It should be noted however that:
(a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
(b) Variation to the approved plans will require the submission of a new planning application.

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Planning Applications Manager

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